

TO LET
OFFICE

 **GRAHAM
SIBBALD**



Parkhouse Street, Ayr, KA7 2HH

- Refurbished modern office premises
- Prominent main road frontage
- Potential for 100% rates relief
- On street car parking

LOCATION

Ayr is located approximately four miles south of Prestwick, 10 miles north of Maybole, 14 miles south west of Kilmarnock, and 35 miles south west of Glasgow, connected by the A77/M77 Glasgow to Stranraer trunk road. Prestwick International Airport is situated approximately 4.5 miles to the north. Ayr Railway Station is located directly opposite the property.

The subject premises are prominently situated to the south side of Parkhouse Street (A79), overlooking Burns Statue Square between the junctions of Smith Street to the east and Beresford Terrace to the west and bounded to the south by the car park of the neighbouring retail park. Surrounding occupiers include Slater Hogg & Howison Estate Agents, Brighton & Beck Estate Agents, Martin & Co and Blue Sky Financial Management.



DESCRIPTION

First floor office suites with main road frontage and full height double fronted glazed display frontage, contained within a two storey retail/office parade with on street parking. Access is provided via secure dedicated ground floor entrances from Parkhouse Street.

Internally, the accommodation comprises refurbished open plan office accommodation with tea prep area and a single w.c.

Accommodation is flexible and may be suitable for alternative uses, subject to planning to create further cellular accommodation.

ACCOMMODATION

8B	64.54 Sq M	694 Sq Ft
10	35.73 Sq M	385 Sq Ft
20	63.56 Sq M	684 Sq Ft
28A	34.8 Sq M	375 Sq Ft

TENURE

The premises are offered on Full Repairing and Insuring terms.

VAT

The rental is quoted exclusive of VAT. VAT is currently payable upon the rent and any other charges.

ENERGY PERFORMANCE CERTIFICATE

Certificate available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction.

QUOTING RENT

8B - £7,000 p.a.

10 - £5,200 p.a.

20 - £6,500 p.a.

28A - £6,000 p.a.

RATEABLE VALUE

£4,400

£2,700

£3,600

£2,550

RATEABLE VALUE

The current Uniform Business Rate for the financial year 2026/27 is 48.1p per pound of Rateable Value excluding water and sewerage charges.

To arrange a viewing please contact:



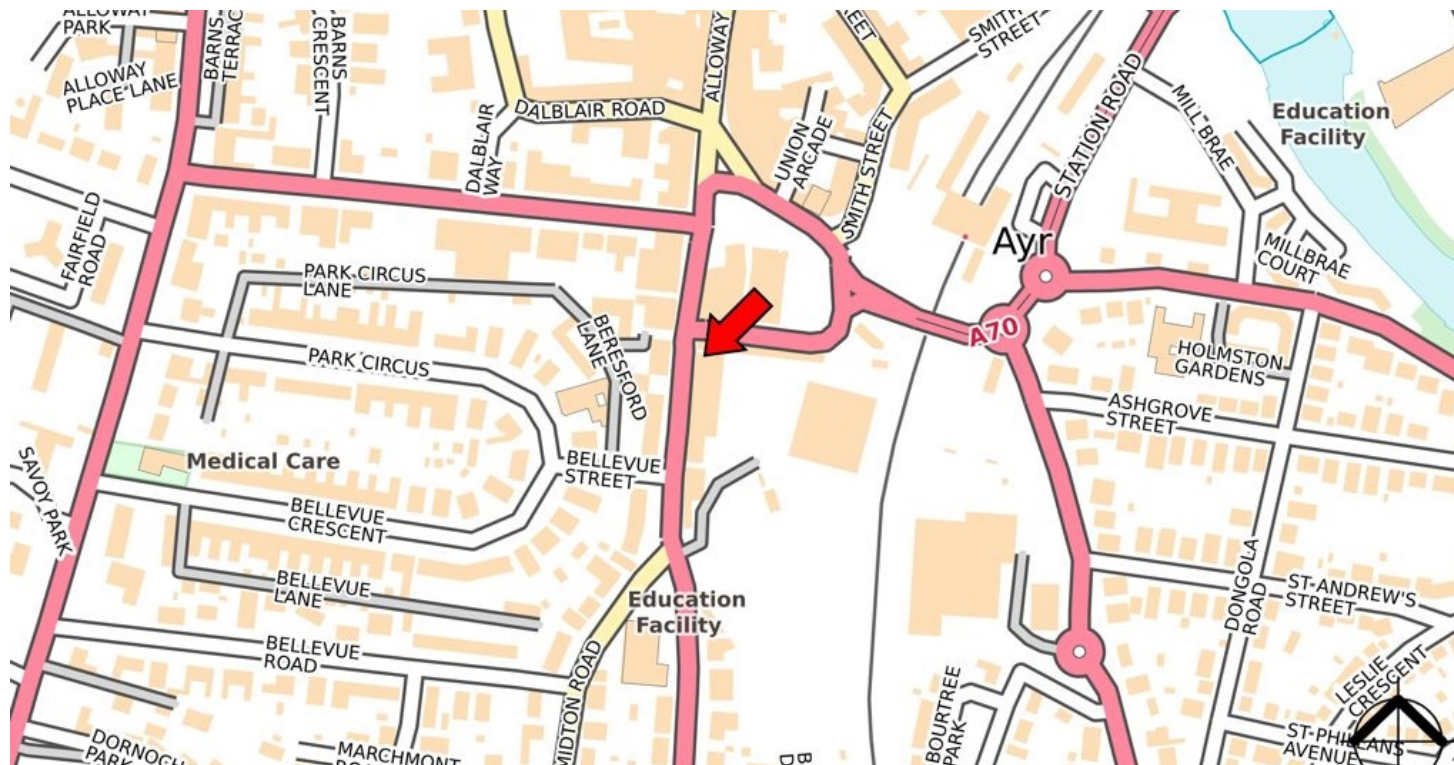
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IMPORTANT NOTICE

1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and/or detailed financial and corporate information will be required before any transaction can conclude.